

ITEM: 6.3	COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A129/23 71 DORENGATE DRIVE, WOODBRIDGE
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**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING
DEPARTMENTS & AGENCIES:**

*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

DEPARTMENTS	Circulated	Comments Received	Conditions	Nature of Comments
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/No Conditions
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
AGENCIES	Circulated	Comments Received	Conditions	Nature of Comments
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

PUBLIC & APPLICANT CORRESPONDENCE

*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant				Application Cover Letter

PREVIOUS COA DECISIONS ON THE SUBJECT LAND

*Please see **Schedule D** for a copy of the Decisions listed below

File Number	Date of Decision MM/DD/YYYY	Decision Outcome
None		

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None	
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**COMMITTEE OF ADJUSTMENT REPORT
MINOR VARIANCE APPLICATION
A129/23
71 DORENGATE DRIVE, WOODBRIDGE**

ITEM NUMBER: 6.3	CITY WARD #: 2
APPLICANT:	Maria Bello
AGENT:	MHBC Planning Limited
PROPERTY:	71 Dorengate Drive, Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is being requested to permit a proposed gazebo/cabana, pool terrace and driveway widening.

The following variances are being requested from the City's Zoning By-law to accommodate the above proposal:

The subject lands are zoned R1B(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.67 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A Residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line [Section 4.1.2.1.b.].	To permit a residential accessory structure to be located 0.72 metres to the interior side lot line.
2	In any Residential zone, the maximum height of a residential accessory structure shall be 3.0 m [Section 4.1.4.1].	To permit a maximum height of 4.4 m for a residential accessory structure.
3	A maximum encroachment of 2.4 metres into the minimum required rear yard is permitted for an uncovered platform with a height greater than 1.2 metres [Section 4.13, Table 4-1].	To permit an uncovered platform with a height greater than 1.2 metres to encroach a maximum of 4.99 metres into the minimum rear yard.
4	An uncovered platform with a height greater than 1.2 metres is not permitted to encroach into the minimum required interior side yard [Section 4.13, Table 4-1].	To permit an uncovered platform with a height greater than 1.2 metres to encroach a maximum of 0.76 metres into the minimum required interior side yard.
5	A maximum driveway width of 9 metres is required [Table 6-11].	To permit a maximum driveway width of 9.50 metres.

HEARING INFORMATION

DATE OF MEETING: Thursday, November 16, 2023
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: Vaughan.ca/LiveCouncil

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to cofa@vaughan.ca

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: cofa@vaughan.ca

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

HEARING INFORMATION

To speak electronically, pre-registration is required by completing the [Request to Speak Form](#) on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

- That the general intent and purpose of the by-law will be maintained.
- That the general intent and purpose of the official plan will be maintained.
- That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- That the requested variance(s) is/are minor in nature.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT COMMENTS

Date Public Notice Mailed:	November 2, 2023
Date Applicant Confirmed Posting of Sign:	October 20, 2023
Applicant Justification for Variances: <small>*As provided by Applicant in Application Form</small>	The purpose of this application is to bring into compliance an existing cabana on the Subject Lands that currently do not meet all provisions set out in the Zoning By-law
Adjournment Requests (from staff): <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	None
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: <small>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice. *A revised submission may be required to address staff / agency comments received as part of the application review process. *Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</small>	No
Adjournment Fees: In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice. An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff after the issuance of public notice.	
Committee of Adjustment Comments:	
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING) COMMENTS

**See Schedule B for Building Standards (Zoning) Comments

Building Standards Recommended Conditions of Approval:	None
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DEVELOPMENT PLANNING COMMENTS

**See Schedule B for Development Planning Comments.

Development Planning Recommended Conditions of Approval:	None
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DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#)
 [Link to Pool Permit](#)
 [Link to Curb Curt Permit](#)
 [Link Culvert Installation](#)

Due to the size of the existing cabana on the subject property, which measures 21.0 m², the Owner/Applicant must acquire a Lot Grading Permit from the Development Inspection and Lot Grading Division of the City's Development Engineering Department. It's important note that any in-ground structure exceeding 10 m² necessitates a Grading Permit. Once the Grading Permit is obtained, please reach out to the Development Engineering Reviewer to clear the Condition imposed on this application.

The Development Engineering Department does not object to the Minor Variance application A129/23, subject to the following condition(s):

Development Engineering Recommended Conditions of Approval:	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca
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PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Forestry has no comment at this time.

PFH Recommended Conditions of Approval:	None
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DEVELOPMENT FINANCE COMMENTS

No comment no concerns.

Development Finance Recommended Conditions of Approval:	None
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BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

no comments

BCLPS Recommended Conditions of Approval:	None
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BUILDING INSPECTION (SEPTIC) COMMENTS

No Comments Received to Date

Building Inspection Recommended Conditions of Approval:	None
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FIRE DEPARTMENT COMMENTS

No Comments Received to Date

Fire Department Recommended Conditions of Approval:	None
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SCHEDULES TO STAFF REPORT

*See Schedule for list of correspondence

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Staff & Agency Comments
Schedule C (if required)	Correspondence (Received from Public & Applicant)
Schedule D (if required)	Previous COA Decisions on the Subject Land

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Engineering Rex.bondad@vaughan.ca	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan’s website: https://www.vaughan.ca/about-city-vaughan/departments/development-engineering/permits to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca
2	TRCA Kristen.Regier@trca.ca	That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.

IMPORTANT INFORMATION – PLEASE READ

CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee’s decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City’s Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City’s Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City’s Zoning By-law are not to be considered part of an approval unless specified in the Committee’s decision.

DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City’s Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City’s Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee’s decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS

SITE STATISTICAL INFORMATION	
	Provided
1. Zoning	By-Law No. 1-88
2. Lot Area	939m ²
Lot Coverage	167 m ²
Covered Sitting Area	21m ²
3. Total Lot Coverage	188 m ² (20%)
4. Setbacks	
Front Yard (North)	9.71 m
Rear Yard (South)	7.5 m
Interior Side Yard (East)	2.2 m
Exterior Side Yard (West)	2.76 m

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

A129/23

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:

- Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
- Transmission of any virus or damage to the receiving electronic system when information is transferred.

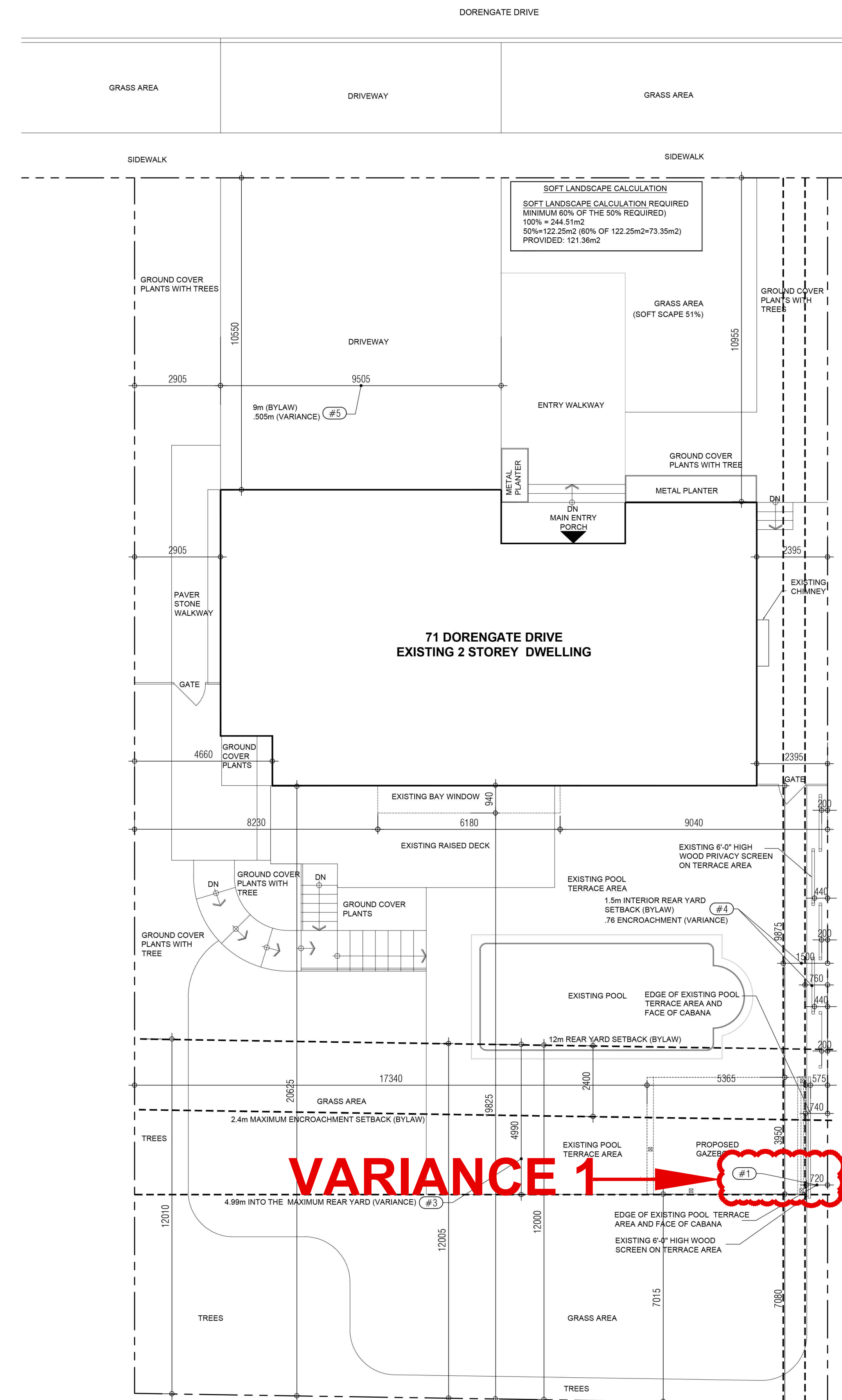
01.	APR.15.2021	Issued for Building Permit	EC
02.	FEB.16.2023	Re-issued for Building Permit	EC
03.	SEPT.12.2023	Issued to Zoning Department	EC
04.	SEPT.26.2023	Re-issued to Zoning Department	EC
05.	OCT.02.2023	Re-issued to Zoning Department	EC

UPDATED

RECEIVED

By attwalap at 9:41 am, Oct 24, 2023

#	Zoning By-law 001-2021	Variance requested
1	A Residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line [Section 4.1.2.1.b.].	To permit a residential accessory structure to be located 0.72 metres to the interior side lot line.
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5	A maximum driveway width of 9 metres is required [Table 6-11].	To permit a maximum driveway width of 9.505 metres.



EXISTING SITE PLAN WITH PROPOSED CABANA 1



EXISTING RESIDENCE	
71 DORENGATE ROAD	
Woodbridge	Ontario
Project Architect:	E. CORAZZA
Assistant Designer:	G. COLANGELO
Drawn By:	R. SCOTT
Checked By:	D. BIASE
Plot Date:	Oct. 3, 2023
Job #	1706.19

EXISTING SITE PLAN



Received
October 6, 2023

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

A129/23

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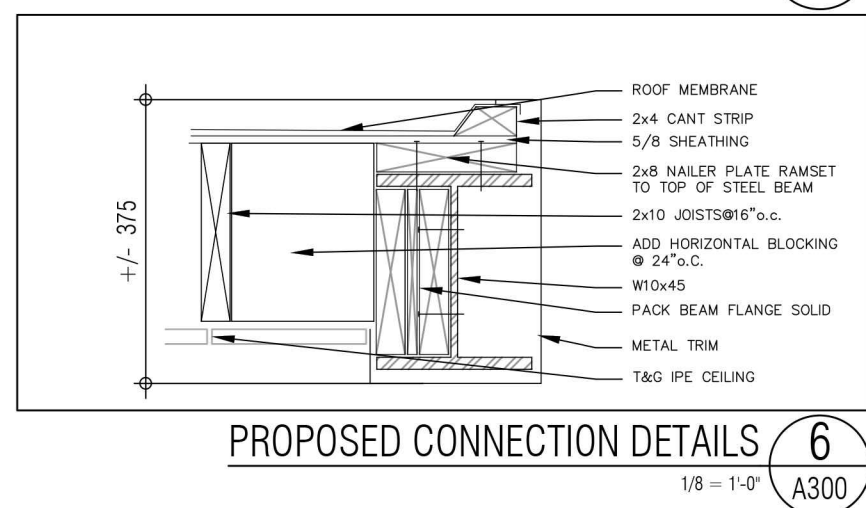
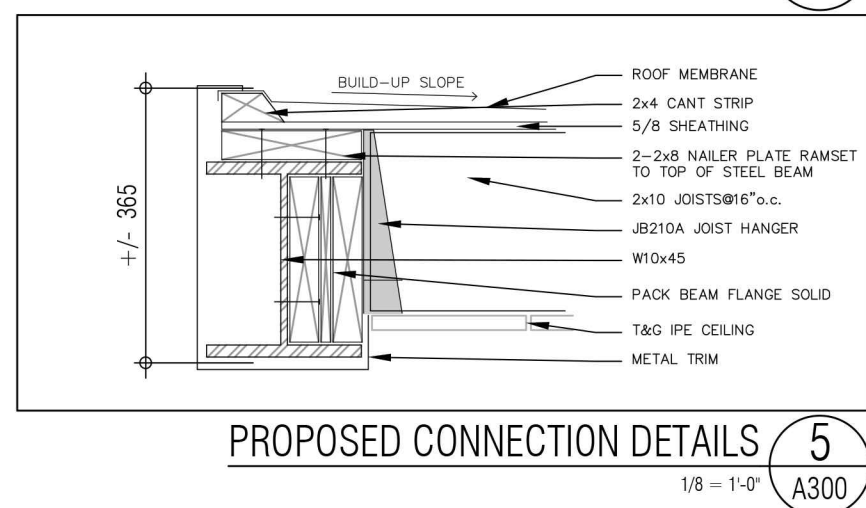
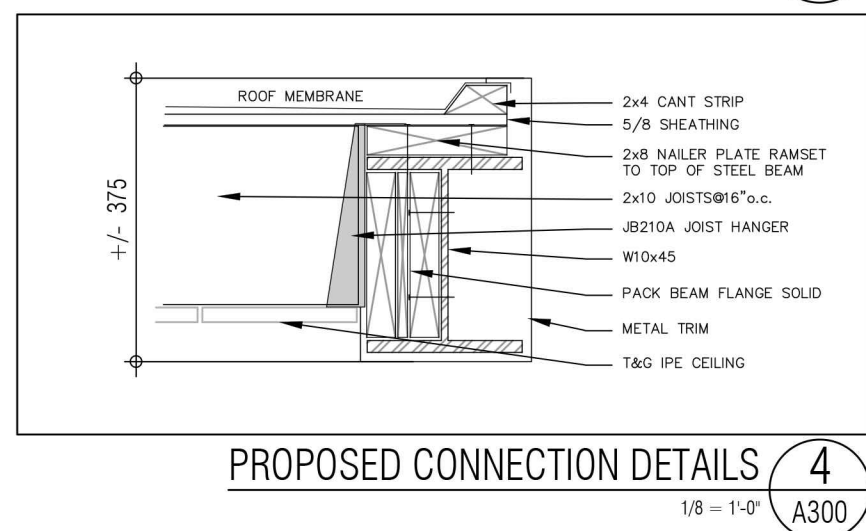
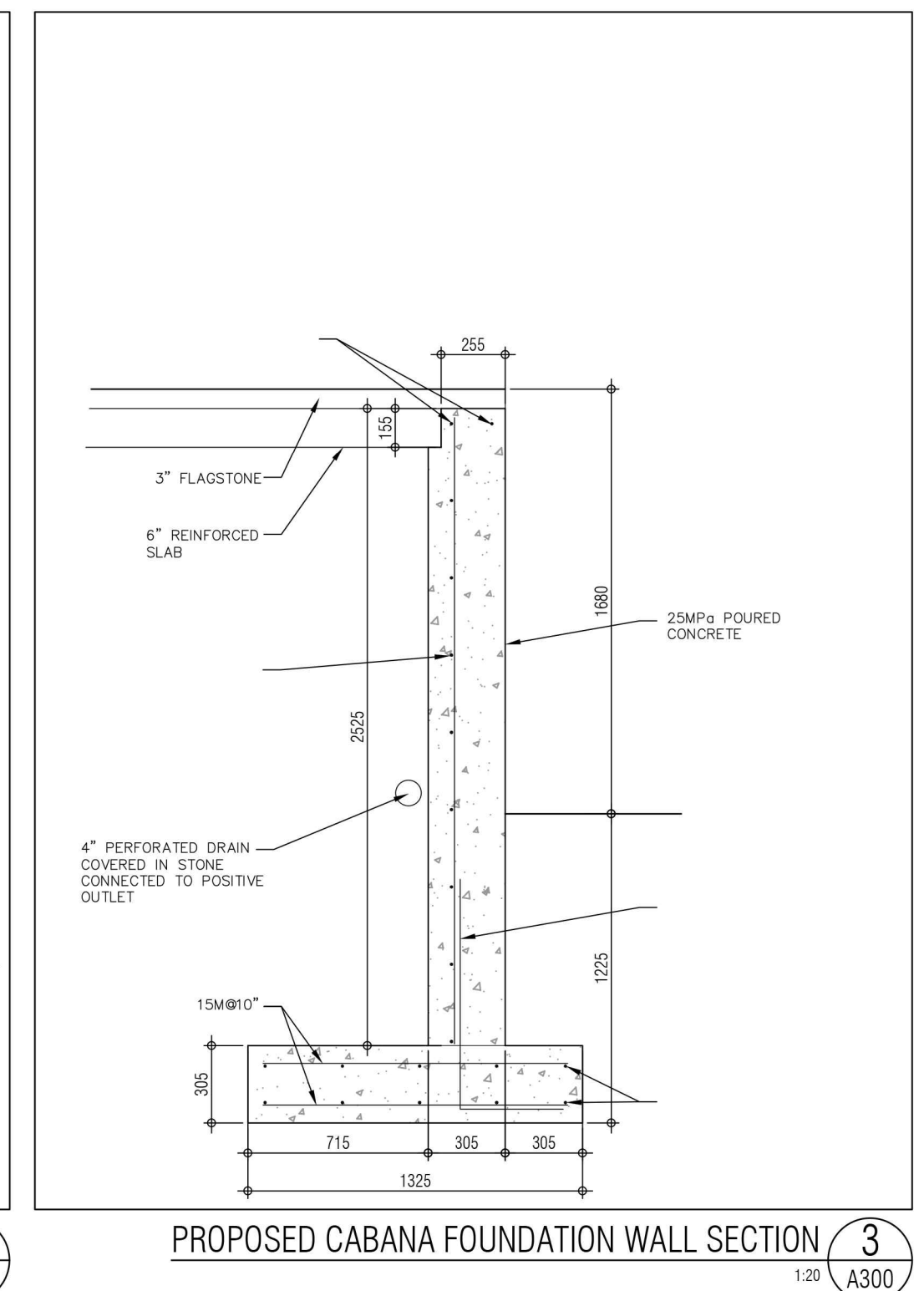
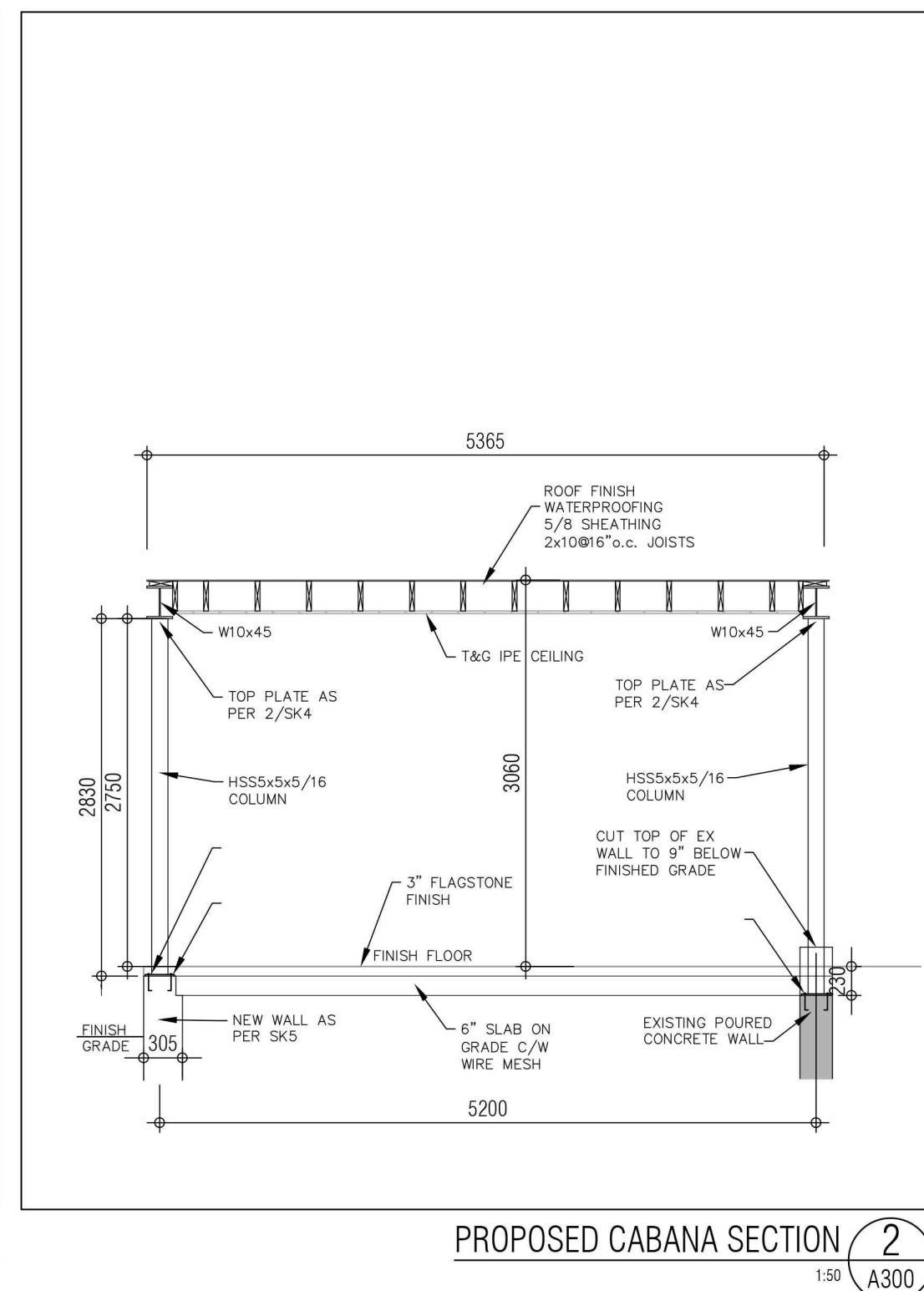
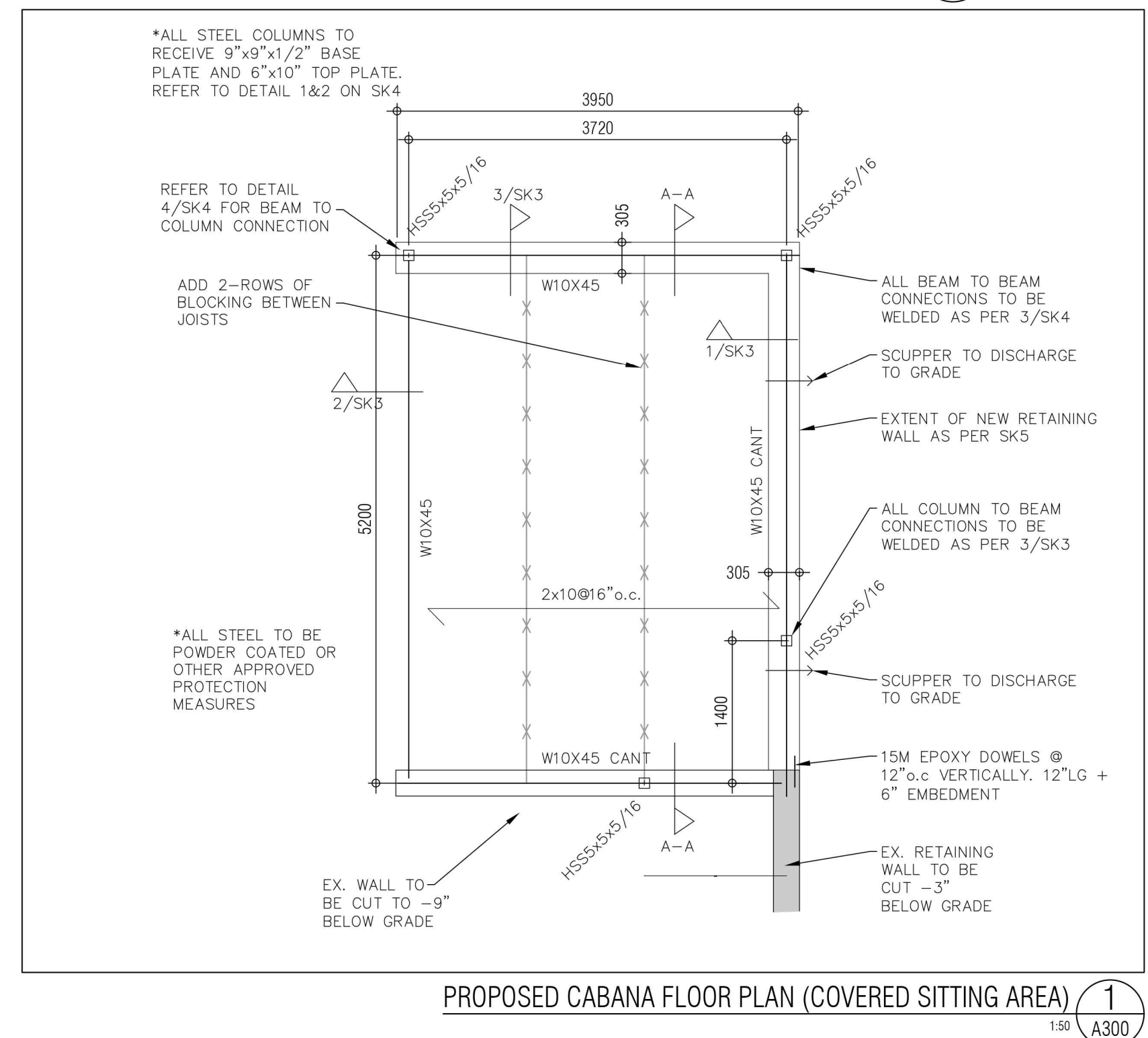
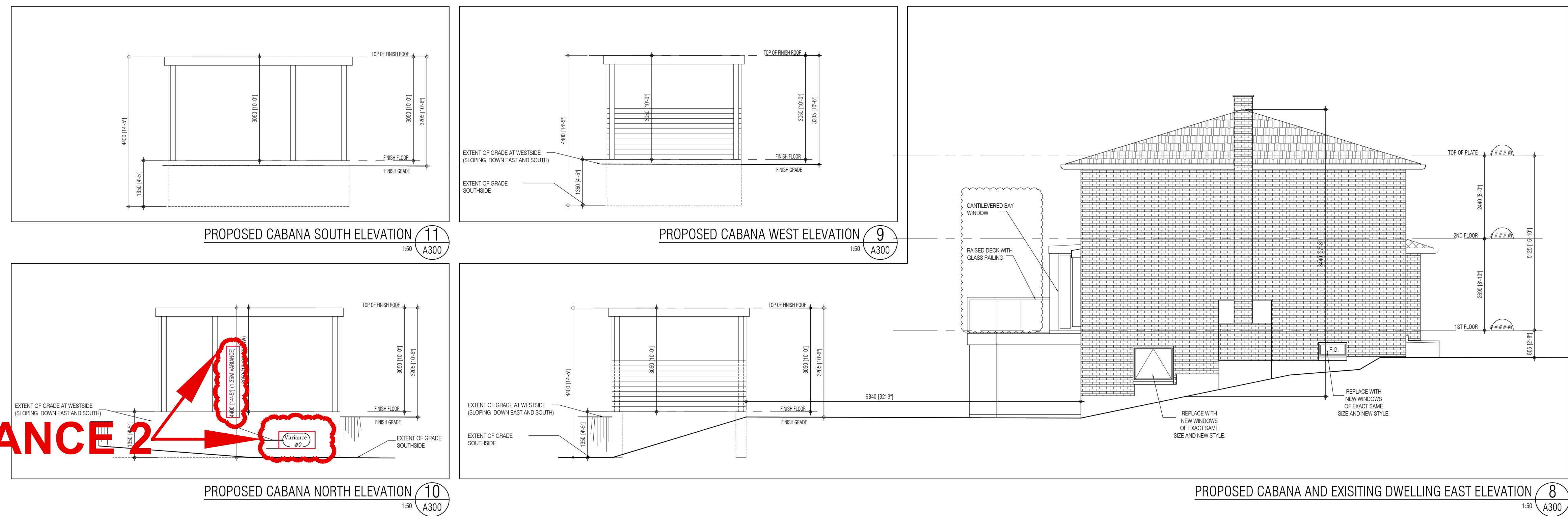
Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

- Graziani + Corazza Architects Inc. shall not be responsible for:
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Date	Description	By
01. APR.15.2021	Issued for Building Permit	EC
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05. SEPT.26.2023	Re-issued to Zoning Department	EC

VARIANCE 2



issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.
1321 Shevlin Drive, Suite 108, Mississauga, Ontario
Phone: (905) 763-2800 Fax: (905) 763-2804 www.gcarch.com

EXISTING RESIDENCE

PROPOSED SHELTER

71 DORENGATE ROAD Ontario

Project Architect: E. CORAZZA
Assistant Designer: G. COLANGELO
Drawn By: R. SCOTT
Checked By: D. BIASE
Plot Date: Oct. 2, 2023
Job #: 1706.19

PLANS, SECTIONS, & ELEVATIONS

AS NOTED A300

TITLEBLOCK SIZE B10 x 900

SITE STATISTICAL INFORMATION	
	Provided
1. Zoning	By-Law No. 1-88
2. Lot Area	939m ²
Lot Coverage	167 m ²
Covered Sitting Area	21m ²
3. Total Lot Coverage	188 m ² (20%)
4. Setbacks	
Front Yard (North)	9.71 m
Rear Yard (South)	7.5 m
Interior Side Yard (East)	2.2 m
Exterior Side Yard (West)	2.76 m

RECEIVED
By Prabhdeep Kaur at 11:35 am, Oct 03, 2023

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

A129/23

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Conditions for electronic information transfer

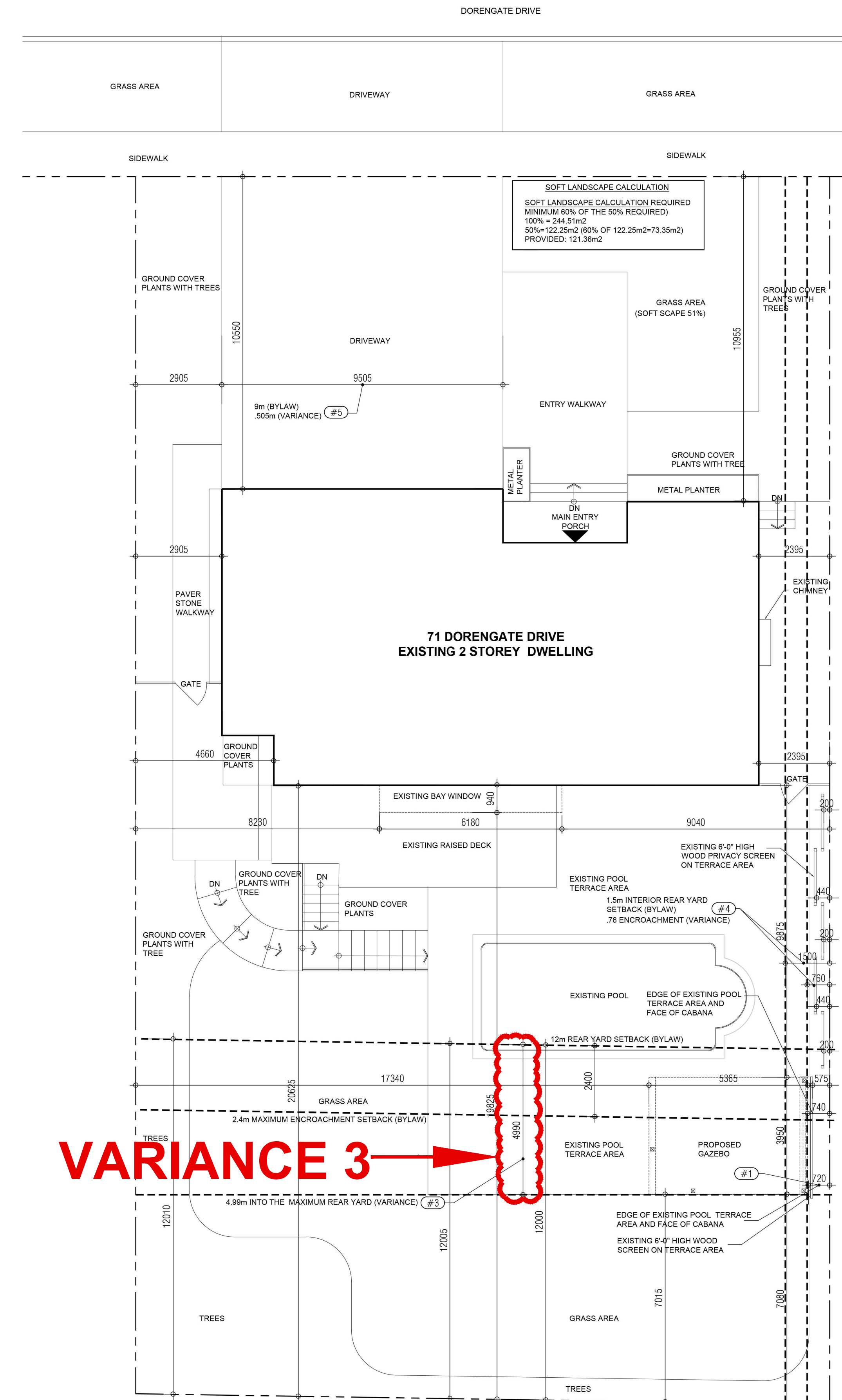
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VARIANCE 3 →

EXISTING SITE PLAN WITH PROPOSED CABANA 1
1:100 A101

issued for revisions



EXISTING RESIDENCE

PROPOSED SHELTER

Woodbridge 71 DORENGATE ROAD Ontario
Project Architect: E. CORAZZA
Assistant Designer: G. COLANGELO
Drawn By: R. SCOTT
Checked By: D. BIASE
Plot Date: Oct. 3, 2023
Job #: 1706.19

EXISTING SITE PLAN

AS NOTED A101

TITLEBLOCK SIZE: 10 x 900

SITE STATISTICAL INFORMATION	
	Provided
1. Zoning	By-Law No. 1-88
2. Lot Area	939m ²
Lot Coverage	167 m ²
Covered Sitting Area	21m ²
3. Total Lot Coverage	188 m ² (20%)
4. Setbacks	
Front Yard (North)	9.71 m
Rear Yard (South)	7.5 m
Interior Side Yard (East)	2.2 m
Exterior Side Yard (West)	2.76 m

RECEIVED
By Prabhdeep Kaur at 11:35 am, Oct 03, 2023

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

A129/23

This drawing, as an instrument of service, is provided by and to the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

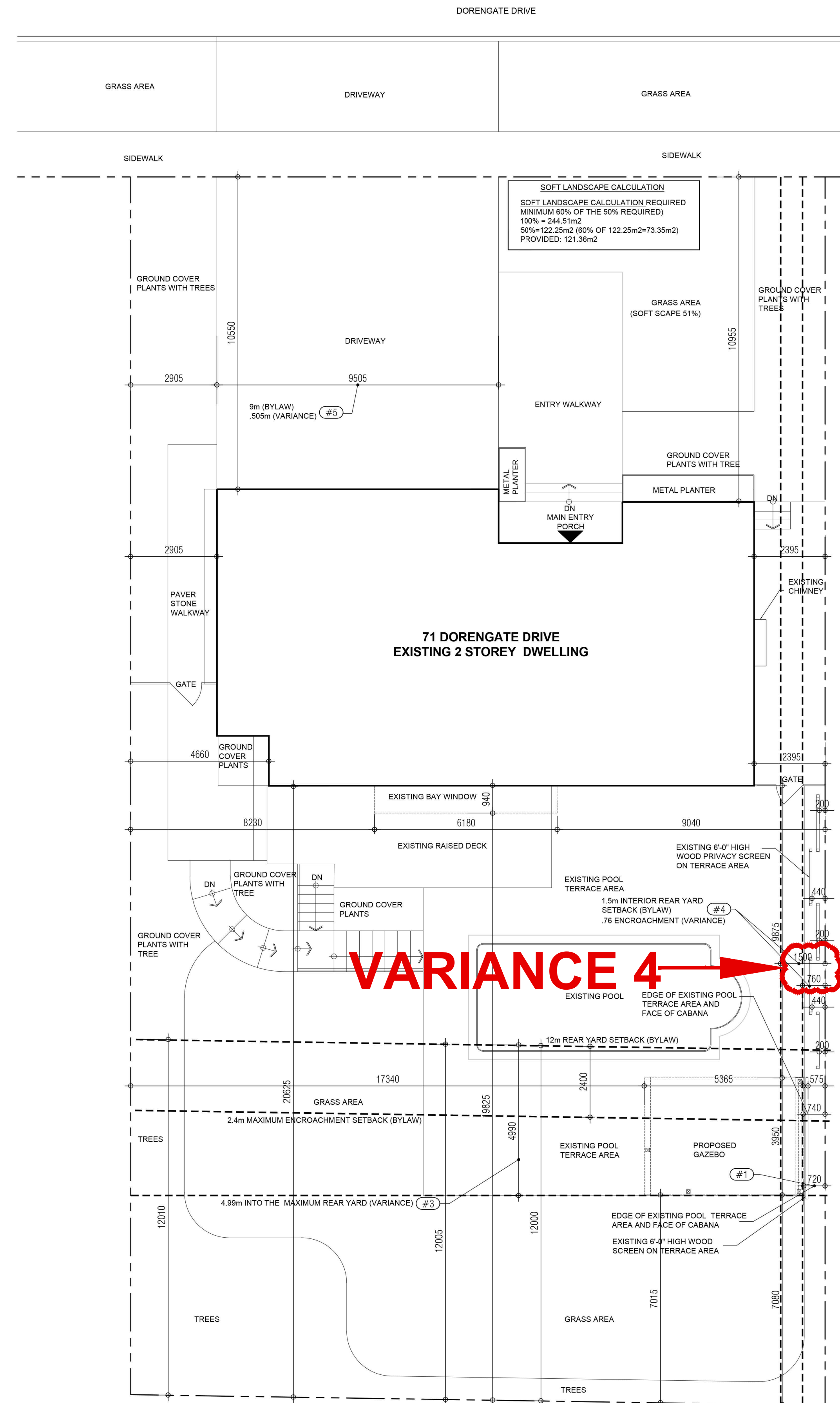
Electronic information is supplied to the other associated firms to assist them in the execution of their work/revision. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:

- Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
- Transmission of any virus or damage to the receiving electronic system when information is transferred.

Date	Issued by	Reason	EC
01. APR.15.2021	Issued by Building Permit		EC
02. FEB.16.2023	Re-issued by Building Permit		EC
03. SEPT.12.2023	Issued by Zoning Department		EC
04. SEPT.26.2023	Re-issued by Zoning Department		EC
05. OCT.02.2023	Re-issued by Zoning Department		EC

#	Zoning By-law 001-2021	Variance requested
1	A Residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line [Section 4.1.2.1.b.].	To permit a residential accessory structure to be located 0.72 metres to the interior side lot line.
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5	A maximum driveway width of 9 metres is required [Table 6-11].	To permit a maximum driveway width of 9.505 metres.



EXISTING SITE PLAN WITH PROPOSED CABANA 1/100 A101

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.
1501 Dorengate Drive, Mississauga, Ontario L4W 1G3
Phone: 905.836.2044 Fax: 905.836.2044 www.gca.ca

PROPOSED SHELTER

71 DORENGATE ROAD
Woodbridge Ontario

Project Architect: E. CORAZZA
Assistant Designer: G. COLANGELO
Drawn By: R. SCOTT
Checked By: D. BIASE
Plot Date: Oct. 3, 2023
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EXISTING SITE PLAN

AS NOTED A101

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RECEIVED

By Prabhdeep Kaur at 11:35 am, Oct 03, 2023

PLANS PREPARED AND VARIANCES IDENTIFIED BY APPLICANT

A129/23

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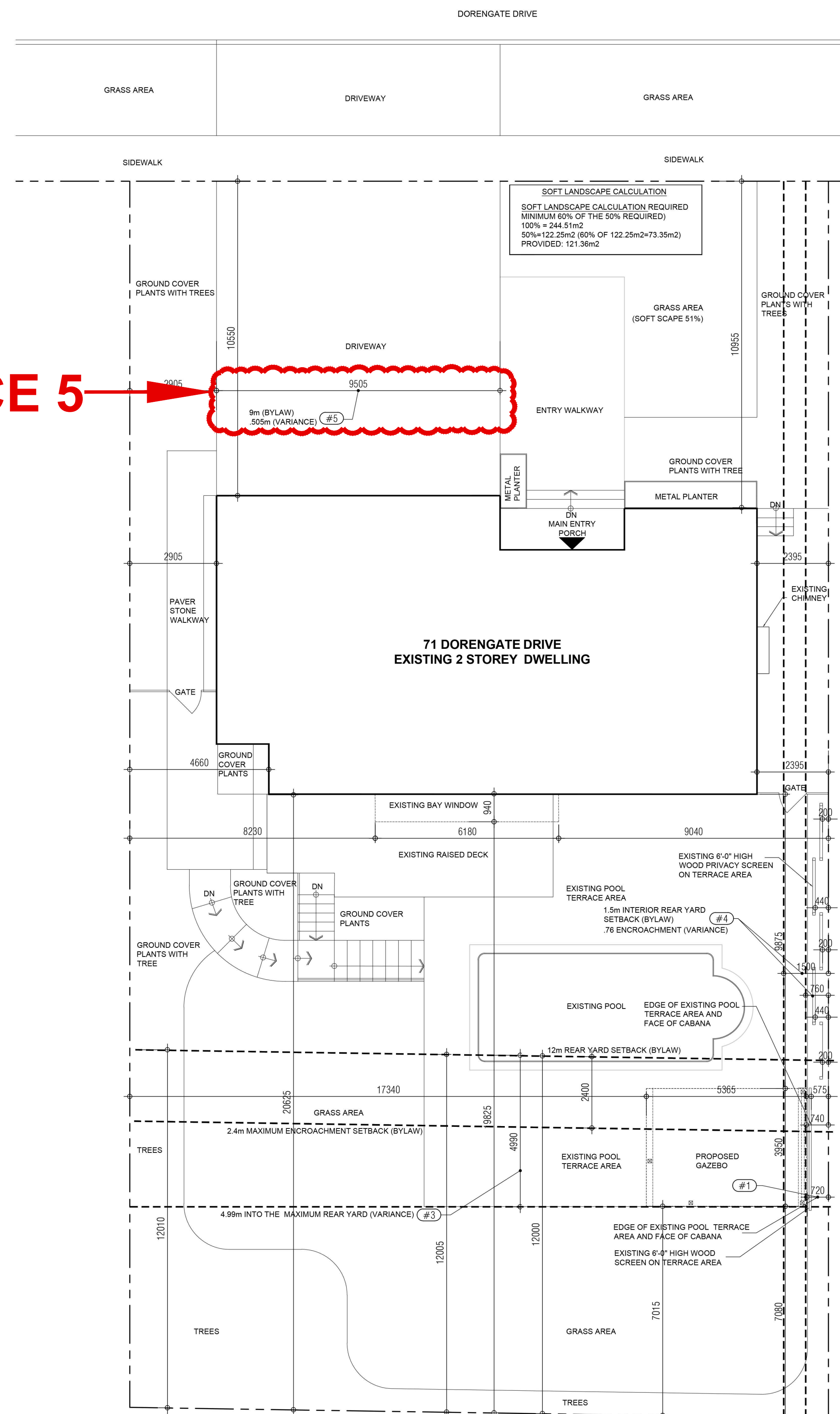
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Conditions for electronic information transfer

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 - Transmission of any virus or damage to the receiving electronic system when information is transferred.

Date	Description	By
01. APR.15.2021	Issued for Building Permit	EC
02. FEB.16.2023	Re-issued for Building Permit	EC
03. SEPT.12.2023	Issued to Zoning Department	EC
04. SEPT.26.2023	Re-issued to Zoning Department	EC
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VARIANCE 5

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5	A maximum driveway width of 9 metres is required [Table 6-11].	To permit a maximum driveway width of 9.505 metres.

Issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

1330 Sheppard Ave. E. Suite 100, Markham, Ontario
Phone: 905.765.2300 Fax: 905.765.2344 www.gca.ca

EXISTING RESIDENCE

PROPOSED SHELTER

71 DORENGATE ROAD Ontario

Woodbridge

Project Architect: E. CORAZZA

Assistant Designer: G. COLANGELO

Drawn By: R. SCOTT

Checked By: D. BIASE

Plot Date: Oct. 3, 2023

Job #: 1706.19

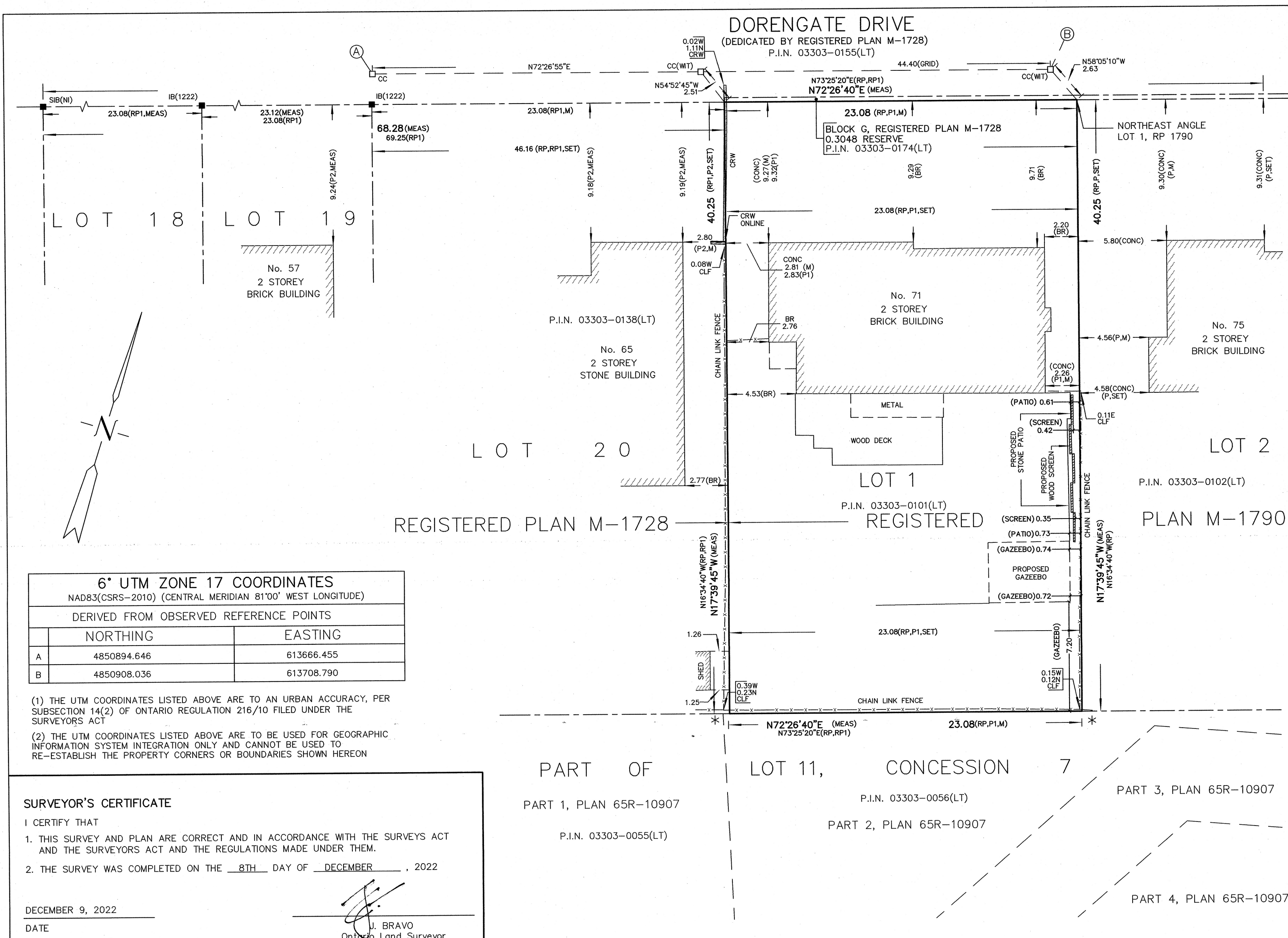
EXISTING SITE PLAN

AS NOTED A101

TITLEBLOCK SIZE: 10 x 90

RECEIVED

By Christine Vigneault at 1:21 pm, Aug 11, 2023



PLAN OF SURVEY WITH PARTIAL TOPOGRAPHIC DETAIL OF
LOT 1
REGISTERED PLAN M-1790
(FORMERLY TOWN OF VAUGHAN)
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
SCALE 1 : 200

R. AVIS SURVEYING INC.

METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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NOTES AND LEGEND

BEARINGS SHOWN HEREON ARE GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B HAVING A BEARING OF N72°26'55"E BY REAL TIME NETWORK (RTN) OBSERVATION, UTM ZONE 17, CENTRAL MERIDIAN 81° 00' WEST LONGITUDE. (6° UNIVERSAL TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS-2010))

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999972.

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
WT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
OU	DENOTES	ORIGIN UNKNOWN
P	DENOTES	BUILDING LOCATION SURVEY BY CARTER HORWOOD LTD., O.L.S. DATED DEC. 5, 1979
P1	DENOTES	BUILDING LOCATION SURVEY BY THE TORONTO REGION CONSERVATION AUTHORITY DATED APRIL 23, 2999
P2	DENOTES	BUILDING LOCATION SURVEY BY C.E.DOTTERILL LTD., DATED MAY 11, 1978
RP	DENOTES	REGISTERED PLAN M-1790
RP1	DENOTES	REGISTERED PLAN M-1728
(1222)	DENOTES	C.E. DOTTERILL LTD, O.L.S.
BR	DENOTES	BRICK
CLF	DENOTES	CHAIN LINK FENCE
CRW	DENOTES	CONCRETE RETAINING WALL
*	DENOTES	UNSUITABLE FOR MONUMENTATION (NO ACCESS)

6° UTM ZONE 17 COORDINATES
NAD83(CSRS-2010) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)
DERIVED FROM OBSERVED REFERENCE POINTS

	NORTHING	EASTING
A	4850894.646	613666.455
B	4850908.036	613708.790

(1) THE UTM COORDINATES LISTED ABOVE ARE TO AN URBAN ACCURACY, PER SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT

(2) THE UTM COORDINATES LISTED ABOVE ARE TO BE USED FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY AND CANNOT BE USED TO RE-ESTABLISH THE PROPERTY CORNERS OR BOUNDARIES SHOWN HEREON

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 8TH DAY OF DECEMBER, 2022

DECEMBER 9, 2022

DATE

J. BRAVO
Ontario Land Surveyor

PART OF LOT 11, CONCESSION 7

PART 1, PLAN 65R-10907 P.I.N. 03303-0055(LT)

PART 2, PLAN 65R-10907 P.I.N. 03303-0056(LT)

PART 3, PLAN 65R-10907

PART 4, PLAN 65R-10907

THIS PLAN OF SURVEY IS RELATED TO AN AOLS SUBMISSION FORM NUMBER **V38738**

R. AVIS SURVEYING INC.

SUITE 203
235 YORKLAND BOULEVARD
TORONTO, ONTARIO
M2J 4Y8

TEL: (416) 490-8352 FAX: (416) 491-6206

www.ravissurveying.com

CHECKED BY : B.C., O.L.S.(RET)	PROJECT No. : 3633-0
CALCULATED BY : JB	DRAWING No. : 3633-OPS.DWG
DRAWN BY : JB	



SCHEDULE B: STAFF & AGENCY COMMENTS				
DEPT/AGENCY	Circulated	Comments Received	Conditions	Nature of Comments
TRCA *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Ministry of Transportation (MTO) *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Alectra *Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline *Schedule B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator *Schedule B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend Approval/no conditions
Building Standards (Zoning)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments

Date: October 12th 2023

Attention: **Christine Vigneault**

RE: Request for Comments

File No.: **A129-23**

Related Files:

Applicant MHBC Planning Limited

Location 71 Dorengate Drive



Discover the possibilities

COMMENTS:

- We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

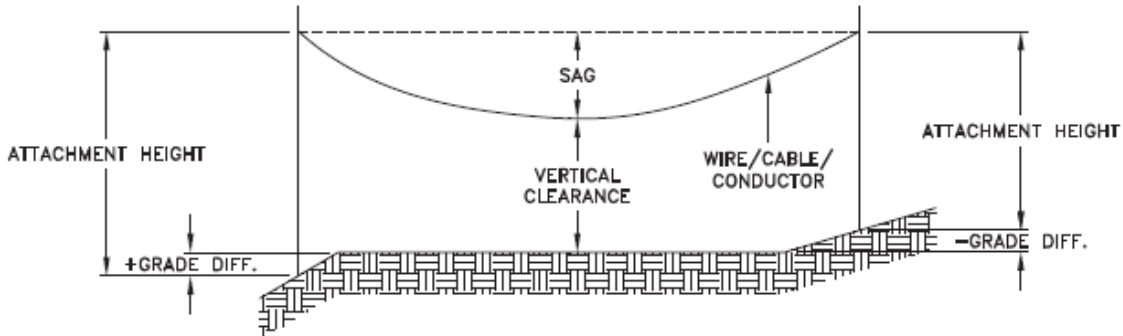
Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

Mitchell Penner
Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

Email: Mitchell.Penner@alectrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)				
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

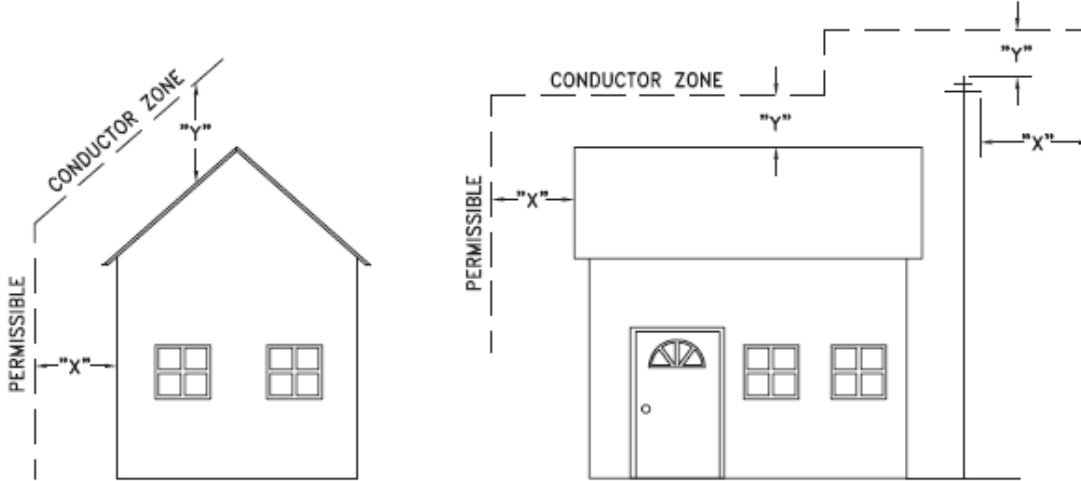
REFERENCES

SAGS AND TENSIONS | SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARANCE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04
Debbie Dadwani, P.Eng. 2010-MAY-05
Name Date
P. Eng. Approval By: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 3,3-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 10:22:02 AM, Adobe PDF

To: Committee of Adjustment
From: Lindsay Haviland, Building Standards Department
Date: October 2, 2023
Applicant: MHBC Planning Limited
Location: 71 Dorengate Drive
 PLAN M1790 Lot 1
File No.(s): A129/23

Zoning Classification:

The subject lands are zoned R1B(EN) – First Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.67 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A Residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line [Section 4.1.2.1.b.].	To permit a residential accessory structure to be located 0.72 metres to the interior side lot line.
2	In any Residential zone, the maximum height of a residential accessory structure shall be 3.0 m [Section 4.1.4.1].	To permit a maximum height of 4.4 m for a residential accessory structure.
3	A maximum encroachment of 2.4 metres into the minimum required rear yard is permitted for an uncovered platform with a height greater than 1.2 metres [Section 4.13, Table 4-1].	To permit an uncovered platform with a height greater than 1.2 metres to encroach a maximum of 4.99 metres into the minimum rear yard.
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5	A maximum driveway width of 9 metres is required [Table 6-11].	To permit a maximum driveway width of 9.505 metres.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file.

Building Permit(s) Issued:

Other Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
2	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.



2141 Major Mackenzie Drive
Vaughan, Ontario
Canada L6A 1T1
(905) 832-2281

* Comments are based on the review of documentation supplied with this application.

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: November 3, 2023
Name of Owner: Giuseppe Bello
Location: 71 Dorengate Drive
File No.(s): A129/23

Proposed Variances (By-law 001-2021):

1. To permit a residential accessory structure to be located 0.72 metres to the interior side lot line.
2. To permit a maximum height of 4.4 m for a residential accessory structure.
3. To permit an uncovered platform with a height greater than 1.2 metres to encroach a maximum of 4.99 metres into the minimum rear yard.
4. To permit an uncovered platform with a height greater than 1.2 metres to encroach a maximum of 0.76 metres into the minimum required interior side yard.
5. To permit a maximum driveway width of 9.505 metres.

By-Law Requirements (By-law 001-2021):

1. A Residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line.
2. In any Residential zone, the maximum height of a residential accessory structure shall be 3.0 m.
3. A maximum encroachment of 2.4 metres into the minimum required rear yard is permitted for an uncovered platform with a height greater than 1.2 metres.
4. An uncovered platform with a height greater than 1.2 metres is not permitted to encroach into the minimum required interior side yard.
5. A maximum driveway width of 9 metres is required.

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential".

Comments:

The Owner is requesting relief to permit an existing accessory structure (cabana) and driveway at 71 Dorengate Drive with the above noted variances.

The Development Planning Department has no objection to setback Variances 1, 3, and 4. The proposed interior side lot line setback is sufficient to accommodate access and maintenance. The abutting property to the east, 75 Dorengate Drive, also has screening vegetation along the side lot line where the reduced setback is proposed. The proposed rear yard setback is sufficient to accommodate the existing screening vegetation on the property and for access and maintenance purposes. As such, the proposed cabana will not pose any adverse use or privacy impacts to the abutting properties.

The Development Planning Department also has no objection to Variance 2 for the cabana height. The rear yard has a slope which runs from northwest to southeast. The rear yard contains a pool with patio. The south and eastern sides of the patio have a retaining wall to provide for a level surface. The retaining wall is highest at the southeast corner due to the topography of the lot. The cabana is proposed in the southeast corner of the patio, and the grade at the base of the retaining wall is utilized when calculating the cabana's height. The height of the cabana, when measured from the patio is 3.05 metres, and 4.4 metres when factoring in the grade at the base of the highest portion of the retaining wall. The cabana will be heavily screened from the abutting residential property to the east, 75 Dorengate Drive, through a combination of an existing cedar hedge and existing mature trees. It will be screened to the south as the rear yard abuts a forested area of the neighbouring institutional property, St. Margaret Mary Roman Catholic Church. The residential property to the west, 65 Dorengate Drive, sits higher

than the Subject Lands and there is a lot of screening vegetation on the Subject Lands to buffer the two rear yards from one another. No adverse massing or privacy impacts are anticipated to 65 Dorengate Drive.

The Development Planning Department has no objection to Variance 5 to permit a maximum driveway width of 9.505 metres. The 0.51 metre increase in width is negligible from a visual perspective in part due to the relatively wide lot frontage (23.08 metres). As such, the proposed driveway is not anticipated to have adverse impacts to the existing streetscape as a sufficient degree of front yard soft landscaping is being maintained.

In support of the application, the Owners submitted an Arborist Letter prepared by GreenPrint Consulting Arborists, dated August 28, 2023. The letter inventoried a row of eastern white cedars located on the neighbouring property and confirms that all surrounding trees and plantings located both on the client's and neighbour's properties are vigorous and healthy and have not been impacted by the existing structure.

Accordingly, the Development Planning Department can support the requested variance and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

The Development Planning Department recommends approval of the application.

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None.

Comments Prepared by:

Nicholas Del Prete, Planner I
David Harding, Senior Planner

November 1, 2023

CFN 68446.40
X-Ref: 64837, 44394

SENT BY E-MAIL: Christine.Vigneault@vaughan.ca

Christine Vigneault
Secretary Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Christine:

**Re: Minor Variance Application A129/23
PLAN M1790, Lot 1
71 Dorengate Drive
City of Vaughan, Region of York
Agent: MHBC Planning Ltd.
Owner: Guiseppe Bello**

This letter acknowledges receipt of the above-noted application circulated by the City of Vaughan. The materials were received by Toronto and Region Conservation Authority (TRCA) on October 6, 2023. TRCA staff have reviewed the application and offer the following comments for the consideration of the Committee of Adjustment.

Purpose of the Application

It is our understanding that the purpose of the above noted application is to request the following variances under By-Law 001-2021:

By-Law 001-2021:

- To permit a residential accessory structure to be located 0.71 metres to the interior side lot line, whereas a residential accessory structure with a height greater than 2.8 metres shall not be located closer than 2.4 metres to any lot line.
- To permit a maximum height of 4.4 metres for a residential accessory structure, whereas in any residential zone, the maximum height of a residential accessory structure shall be 3.0 metres.
- To permit an uncovered platform with a height greater than 1.2 metres to encroach a maximum of 4.99 metres into the minimum rear yard, whereas a maximum encroachment of 2.4 metres into the minimum required rear yard is permitted for an uncovered platform with a height greater than 1.2 metres.
- To permit an uncovered platform with a height greater than 1.2 metres to encroach a maximum of 0.76 metres into the minimum required interior side yard, whereas an uncovered platform with a height greater than 1.2 metres is not permitted to encroach into the minimum required interior side yard.

- To permit a maximum driveway width of 9.505 metres, whereas a maximum driveway width of 9 metres is required.

The noted variances are being requested to recognize the construction of a cabana in the rear yard of an existing residential dwelling.

Ontario Regulation 166/06

A portion of the subject lands are located within TRCA's Regulated Area due to a valley corridor associated with a tributary of the Humber River located at the south of the subject property. In accordance with Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected.

Application-Specific Comments

TRCA staff issued a permit to recognize the construction of the patio, cabana, and associated stairs on August 25, 2021 (TRCA Permit No. C-210431).

Based on a review of the plans submitted with this variance application, the noted works are generally consistent with the plans that were approved as part of TRCA Permit No. C-210431. As such, TRCA has no concerns with the proposed variances.

Fees

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$660.00 (Minor Variance – Residential - Minor) review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Recommendations

Based on the comments noted above, TRCA has **no objection** to the approval of Minor Variance Application A129.23 subject to the following conditions:

1. That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.

We trust these comments are of assistance. Should you have any questions, please contact me at 437-880-2129 or at Kristen.regier@trca.ca

Sincerely,

Kristen Regier

Kristen Regier
Planner I
Development Planning and Permits

KR/sb

Prabhdeep Kaur

From: Development Services <developmentsservices@york.ca>
Sent: Tuesday, November 7, 2023 11:27 AM
To: Pravina Attwala
Cc: Committee of Adjustment
Subject: [External] RE: A129/23 (71 DORENGATE DRIVE) - REQUEST FOR COMMENTS

Hi Pravina,

The Regional Municipality of York has completed its review of the minor variance application – A129/23 (71 Dorengate Drive) and has no comment.

Please provide us with a copy of the notice of decision for our records.

Many thanks,

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

Niranjan Rajevan, M.Pl. | Associate Planner, Development Services, Planning and Economic Development, Corporate Services

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca
Our Values: Integrity, Commitment, Accountability, Respect, Excellence



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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
Applicant				Application Cover Letter



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

October 2, 2023

Committee of Adjustment Staff
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

To whom it may concern,

**RE: APPLICATION FOR MINOR VARIANCE – UPDATED COVER LETTER
71 DORENGATE DRIVE, VAUGHAN
OUR FILE: 23209A**

On behalf of our client, Giuseppe Bello, we are pleased to submit this updated cover letter for an application for Minor Variance to permit the proposed accessory structure, a cabana, on the lands located at 71 Dorengate Drive in the City of Vaughan (the "Subject Lands"). In support of this updated cover letter, please find enclosed the following documents:

- Updated Site Plan, dated October 2, 2023, prepared by Graziani + Corazza Architects Inc.; and
- Updated Plans, Sections & Elevations, dated October 2, 2023, prepared by Graziani + Corazza Architects Inc.

PROPOSAL DESCRIPTION

The Subject Lands are located on Dorengate Drive in the City of Vaughan, to the west of Islington Avenue. Vehicle access is provided to the west of Islington Avenue, off of Hayhoe Lane. The Subject Lands back onto St. Margaret Mary Roman Catholic Church. The proposal is to add an accessory structure, a cabana, in the backyard of the site with a total lot coverage of 21 m². The cabana was constructed on the property but was unfortunately built without confirmation of zoning conformity with the City.

REQUESTED RELIEF

The Subject Lands are subject to the City of Vaughan Zoning By-law 1-88 and 001-2021. The Subject Lands are zoned as Residential Zone (R1) in the By-law 1-88 and First Density Residential Zone R1B(EN) in the 001-2021 By-law.

Relief is required from the following provisions in the 001-2021 in order to permit the development as follows in accordance with the Zoning Review Notice received:

1. By-law No. 001-2021 – Interior Side Yard Setback

The minimum required interior side yard setback is 2.4 metres. The proposed interior side yard setback of the proposed accessory structure is 0.72 metres.

2. By-law No. 001-2021 – Height Requirement

The maximum building height for an accessory structure is 3.00 metres. The height of the accessory structure is 4.40 metres

3. By-law No. 001-2021 – Maximum Encroachment – Rear Yard

The maximum encroachment into the minimum required rear yard permitted for an uncovered platform with a height greater than 1.2 metres is 2.4 metres. The proposed maximum encroachment into the minimum rear yard permitted for an uncovered platform with a height greater than 1.2 metres is 4.99 metres.

4. By-law No. 001-2021 – Maximum Encroachment – Interior Side Yard

An uncovered platform with a height greater than 1.2 metres is not permitted to encroach into the minimum required interior side yard. The proposed is to permit a maximum encroachment of 0.76 metres into the minimum required interior side yard for an uncovered platform with a height greater than 1.2 metres.

5. By-law No. 001-2021 – Driveway Width

The maximum driveway width is 9.00 metres. The proposed driveway width is 9.505 metres.

MINOR VARIANCE TESTS

The four tests for a Minor Variance, as set out in Section 45(1) of the *Planning Act*, are as follows:

1. The variance maintains the general intent and purpose of the Official Plan;
2. The variance maintains the general intent and purpose of the Zoning By-law;
3. The variance is desirable for the appropriate development or use of land; and
4. The variance is minor in nature.

The requested variances meets the above noted tests for the following reasons:

1. The variance maintains the general intent and purpose of the Official Plan

The Subject Lands are designated "Low Rise Residential" on Map 13 - Land Use Plan of the City of Vaughan Official Plan.

Low-rise residential areas are planned to consist of buildings in a low-rise form no greater than three storeys. They are made up residential units, home occupations, private home day cares, and small-convenience retail. The following building types are to be provided on this designation: detached house, semi-detached house, townhouse, and public and private institutional buildings. Accessory structure, such as cabanas are permitted in areas with this designation, provided they adhere to the provisions set out in the zoning by-law.

The proposal responds to the Official Plan as follows:

- The proposal will make for efficient use of the low-rise residential site and support the notion of what is permitted in this designation. The variances requested will facilitate development of the accessory structure of the Subject Lands and allow for its use on the property for residential purposes, and will not cause undue impacts on the site or surrounding properties.
- The proposed structure, while having a slightly larger height for the structure, still maintains the intent of an accessory structure, in the form of a cabana situated on a pool terrace. Further, the proposed variances relating to the setbacks and encroachments do not intrude on the neighbouring properties and are appropriate in terms of placement on the Subject Lands for a cabana. The area surrounding the cabana and pool terrace is appropriately landscaped and has privacy screens to ensure there is no visual impacts onto the adjacent property. The proposed structure is designed and will operate as a covered cabana structure in support of the main single-detached dwelling. The structure promotes and protects the lands within the low-rise residential areas in accordance with policies of this designation. This structure will add to the clusters of low-rise residential areas within the immediate area and surrounding area that have an accessory structure in the backyard, furthering the conformity to the plan.
- The proposed driveway width is slightly wider than the requirement of 9.00 metres. However, the proposed width is sufficient for the Subject Lands as the driveway is landscaped efficiently in that the driveway does not take away from any landscaping opportunities or intrude onto the neighbouring property or impact draining negatively. Most driveways within this area are three car garages like the one on the property so it is fitting with the surrounding context.

Based on the above analysis, in our opinion the requested variances maintain the general intent and purpose of the City of Vaughan's Official Plan.

2. The variance maintains the general intent and purpose of the Zoning By-law

The Subject Lands are zoned Residential Zone (R1) in the 1-88 By-law and First Density Residential Zone R1B(EN) in the 001-2021 By-law, both permitting the proposed accessory structure. Pertaining to the height variance, the intent and purpose of it is to ensure there is uniformity across an area regarding structures, and height can be measured from the established grade to the highest point of the roof. As per By-law 001-2021, a maximum height of 3.00 metres is allowed for an accessory structure would be required, whereas 4.40 metres is proposed.

The Subject Lands can handle this addition in height from what is required because of the nature of the site. The site slopes downward where the cabana is located and the measurement is taken at

grade while the cabana is situated on the existing pool terrace, indicating the 4.4 m measurement is taken at grade at the rear of the cabana, and is not 4.4 metres from the existing terrace. Given this measurement, the height still limits visual impacts onto the neighbouring property through landscaping and privacy screens and is consistent with neighbouring properties given the slope is consistent across this particular residential area. The proposed structure is not egregiously over the maximum requirement and still demonstrates that the intent of an accessory structure is maintained. Further, this is portrayed through the definition within the by-law which states that an accessory structure must be incidental, subordinate, and devoted exclusively to a principal use, building or structure. Therefore, the purpose of the structure is being proposed specifically to be subordinate to the existing single-detached home and the slight increase in height still complies with this definition.

The proposed variance to height therefore meets the intent and purpose of the Zoning By-law.

Pertaining to the interior side yard setback, it describes a lot line other than the front lot line, exterior side lot line or rear lot line, and the minimum setback ensures the structure does not encroach on any adjacent properties. For this setback variance, the proposed interior yard setback is 0.72 metres compared to the 2.4 metres requirement as the structure height is greater than 2.8 metres. Additionally, pertaining to the rear yard encroachment, there is a maximum encroachment of 2.4 metres for an uncovered platform, in this case the pool terrace, with a height greater than 1.2 metres, whereas the proposed variance is 4.99 metres. Similarly, for the interior side yard setback there is no permission to encroach however the proposed variance is to have a maximum encroachment of 0.76 metres. Given the nature of the proposal, the structure does not encroach on the adjacent property and is still located an appropriate distance away from the property line speaking directly to the interior side yard. Landscaping and privacy screens along the property line help mitigate any issues of encroachment as the terrace is located appropriately away from the property line. Relating to the rear yard maximum encroachment, the existing terrace is still located far enough away from the property line, and is grassed and treed appropriately, not creating any visual impacts onto the church the Subject Lands back onto as there is a buffered area which protects the adjacent lands. As for the 0.72 metre setback, there will be no risk of shadowing on the neighbouring property as the structure is not deemed to be large enough to cast shadows given its current setback, so there is no argument to be made of encroachment or disturbance of any sort. Privacy screens are strategically placed on site in front of the cabana to limit any view or possible intrusion into a neighbouring property, indicating noise, shadowing or lighting do not play a factor. As well, it is pointed out through an Arborist Letter prepared by Green Print Consulting Arborists, they confirm that all surrounding trees and plantings located both on the Subject Lands and the neighbouring property are vigorous and healthy, indicating the cabana does not negatively impact the existing landscape, indicating the setback or encroachments are not a negative factor. Thus the intent and purpose to create a proposed accessory structure, an appropriate setback and encroachment are adhered to in our opinion.

The proposed variance to the interior yard setback requirement, maximum encroachment for the rear yard and side yard therefore meet the general intent and purpose of the Zoning By-law.

Lastly, the driveway width is the measurement of the line drawn perpendicular to the path of travel of a motor vehicle at the driveway's widest point. The driveway width is 9.505 metres compared to the requirement of 9.0 metres. As mentioned previously, the majority of homes within this low-density neighbourhood consist of three car garages thus the driveway widths are similar for the surrounding

context. Further, there is still sufficient landscaping in the front yard that shows the driveway does not intrude on any potential landscaping opportunities as there is an abundant of landscaping in the front yard and nor does it impact draining given the width. The current width measurement is minimally over the requirement and is not designed to fit more cars on the driveway compared to others in the area, demonstrating is appropriate for the surrounding context.

Therefore, the proposed variance to the driveway width meets the general intent and purpose of the by-law.

3. The variance is desirable for the appropriate development or use of land

The proposal offers an opportunity to improve and add an accessory structure on the Subject Lands that is desirable. The proposal will assist in adding a covered cabana space that will allow for usage all year round, as well as adhering to the zoning provisions, ultimately satisfying the need for an accessory structure in a First Density Residential zone. In addition, the accessory structure is not an uncommon proposal for sites within this designation as many single-detached lots have an accessory structure consisting of a covered structure cabana or shed for example. Furthermore, the proposed use conforms to the Official Plan and complies with the City of Vaughan Zoning By-law. The variances will allow for the Subject Lands to be optimized for the proposed accessory structure and proposed driveway width, while still maintaining the necessary functions of each zoning provision, and respecting the context of the greater surrounding context area. In this regard, the highest and best use of the accessory structure is served through the approval of the variances.

Based on the analysis that we have conducted, it is our opinion that the proposed accessory structure and the variances we have requested are appropriate, reasonable and desirable for the Subject Lands.

4. The variance is minor in nature

In our opinion, the proposed variances do not create any undue impacts from a planning nature. The proposal does not impact adjacent properties in any way and provides an appropriate accessory structure in a low-rise residential area. The proposed variances are minor as the height of the structure is minimally over the requirement given the nature and slope of the site and maintains an appropriate intent for a cabana structure. In terms of the setback and encroachments, the variances do not disturb or impact the neighbouring properties as there are privacy screen measurements in place that minimize any noise or lighting impacts, as well as sufficient landscaping that is vigorous and healthy as pointed out in the Arborist Letter. Lastly, the driveway width variance is only 0.505 metres above the requirement as does not impact the landscaping in the front yard as there is still a sufficient amount and fits into the surrounding context of three car garages, showing this variance is minor. We also note removal of the cabana would result in substantive disruption to the backyard of our client while leaving it in place, through the approval, will not result in an negative affects to the Subject Lands or adjacent properties.

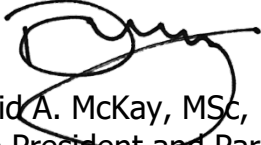
For the reasons noted above, it is our opinion that the requested variances are minor in nature.

CONCLUSION

Based on all the factors described above, it is my opinion that the requested variances meets the four tests of the *Planning Act* and that upon enforcement of the proposed conditions that the variances are in the public interest and represents good planning.

Yours truly,

MHBC



David A. McKay, MSC, MLAI, MCIP, RPP
Vice President and Partner



Daniel Della Torre, BURPI
Planner

cc. Client

SCHEDULE D: PREVIOUS COA DECISIONS ON THE SUBJECT LAND

None